



# Planning, Design and Access Statement

**Apartments 28-29 Paramount  
Court, London, WC1E 6JP  
July 2022**

WEA Planning  
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WEA Planning Ref: 2021\_52

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# Chapter 1

## Introduction

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## 1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of Mr and Mrs Patel, to support a full planning application for the installation of an air conditioning unit and replacement of windows at flats 28 and 29, Paramount Court.
- 1.2. This statement sets out the background to the development (including planning history), the justification for the proposal and its accordance with the development plan. The statement refers to the development plans which comprise:
- The London Plan 2021;
  - Camden Local Plan 2017
  - Camden Home Improvement SPG January 2021
- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

### **Site Description**

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at Apartments 28 and 29, Paramount Court, WC1E 6JP.
- 1.5. The site is an 8-storey purpose-built block of flats located on the northern side of University Street at the junction of University Street and Tottenham Court Road. The entire complex is currently sub-divided into 120 flats. The application properties are Apartments 28 and 29, located on the second floor of the building. The flats are one-bedroom flats with north-east facing windows. Apartment 29 benefits from a balcony, while Apartment 28 does not have access to private amenity space.
- 1.6. The site is not a statutory listed building, however, it is located within the Bloomsbury Conservation Area.
- 1.7. The property is described in the Bloomsbury Conservation Area Appraisal and Management Strategy as “Nos 157-162 (consec) Tottenham Court Road and Nos

*33 to 41 (consec) University Street comprises Paramount Court. This streamlined, L-shaped block of seven storeys, comprises retail units at ground floor with purpose-built flats on the upper floors. Also designed by Verity and Beverly, and completed a few months after the cinema, it is a good example of its type dominating the Tottenham Court Road frontage, with red brick facades relieved by bold horizontal strips of white render incorporating balconies, steel windows and curved corners”.*

### **The proposal**

- 1.8. This full application seeks full planning application for the installation of an AC unit on the balcony of flat 29, and the replacement of windows to both flats 28 and 29 with double-glazing aluminium windows.

- 1.9. The proposal seeks full planning permission for:

*“Replacement of three single-glazed steel windows doors at Flat 28 and two windows at Flat 29 with double-glazed aluminium windows, installation of 1no. Air conditioning unit on the balcony of Flat 29.”*

- 1.10. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity, in particular the noise impact of the proposed air conditioning unit.
- 1.11. The application submission addresses these considerations and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

### **Planning History**

- 1.12. App Ref 2021/6264/P: Amalgamation of 2 flats into a single residential unit (Class C3). – Granted January 2022.
- 1.13. The approved amalgamation has not yet been implemented.

**Similar Planning Applications**

- 1.14. There are several properties within Paramount Court and the surrounding streets that obtained planning approval for the installation of replacement windows. The most relevant examples are listed below:
- a) App Ref *2018/4907/P*: Replacement of steel window and doors with aluminium double-glazed units at Flat 43 Paramount Court
  - b) App Ref *2017/6340/P*: Replacement of two window and door units to the fifth floor along the University Street elevation at Flat 74 Paramount Court
  - c) App Ref *2017/5512/P*: Replacement of three single-glazed steel windows / doors with double glazed aluminium units at Flat 6, Paramount Court
  - d) App Ref *2016/2900/P*: Alterations of existing windows to doors, replacement of windows at Flat 109, Paramount Court
  - e) App Ref *PS9904421*: Replacement of three single-glazed steel windows / doors with double glazed aluminium units at Flat 6, Paramount Court

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# Chapter 2

## Planning Justification

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## 2. Planning Justification

### Policy Considerations

- 2.1. The decision to grant planning permission has to have regard for the policies and proposals set out in the NPPF and development plan.

### National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:
- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

### The London Plan 2021

- 2.3. Policy D3 – Optimising site capacity through the design-led approach

Paragraph D of Policy D3 states “*development proposals should:*

- 1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*
- 7) *deliver appropriate outlook, privacy and amenity*
- 11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*
- 12) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well*”

### Camden Local Plan 2017

- 2.4. Policy A1 is entitled 'Managing the impact of development' and sets the Council's objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.5. Policy A4 (Noise and Vibration) deals with noise management specifically and states: *"Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:*  
*a. development likely to generate unacceptable noise and vibration impacts; or*  
*b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.*  
*We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity."*
- 2.6. Policy D1 (Design) states: *"The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character"*; for housing, provides a high standard of accommodation."
- 2.7. Policy D2 (Heritage) further states: *"Policy D1 (Design) states: "The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area."*

### **Home Improvements SPG January 2021**

- 2.8. The Home Improvements CPG was adopted in January 2021 superseding the former Camden CPG Altering and Extending your Home. The Home Improvements CPG forms part of Camden's Local Development Framework.
- 2.9. With regards to replacement windows, the CPG states: *"A like-for-like replacement means that certain elements of the window or door are to be retained as indicated below, except for the glazing which could be changed from single to double glazing:*
- *Shape and dimensions of window opening;*
  - *Frame material and dimensions to include frame profile width and depth;*
  - *Fenestration pattern, to include the layout/pattern of glazing bars;*

- *Size and placement of structural glazing bars;*
- *Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.”*

2.10. The CPG also states: *“New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. There are cases where materials and designs which are contrasting contemporary additions would be supported”*

2.11. With regards, to rear extensions, the new CPG states: *“Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*

- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;”*

### **Justification for the Proposal**

2.12. The main considerations for this proposal application are:

- Design and appearance of the development
- Amenity impacts to neighbouring properties

### **Design**

#### **Replacement windows**

2.13. A total of 5 sets of windows are proposed to be replaced. For flat 28, the bedroom window as well as the bathroom and kitchen windows are proposed to be replaced; the bathroom and kitchen windows of Flat 29 are also proposed to be replaced.

- 2.14. These existing windows are single-glazed steel windows and are proposed to be replaced with slimline double-glazed (45mm) aluminium windows powder coated with RAL 9010 matt White colour to match.
- 2.15. The replacement windows would have the same style and design as the existing windows. The use of double-glazing and aluminium frames for the replacement windows would not detract from other replacement windows installed elsewhere within Paramount Court.
- 2.16. The replacement of the windows to flat 43 Paramount Court was granted planning permission in 2019 under reference 2018/4907/P, with the decision notice stating:
- “The proposed double glazed aluminium window and door units are considered to be acceptable replacements for the existing steel frames. Many of the original steel units have already been replaced across the block of flats. The proposed units would be double glazed and white powder coated, with fenestration details to match the existing. Glazing bars, where present, would be placed externally on both sides with an internal spacer in order to preserve their visual integrity in relation to others on the block. As such the proposal preserves the building’s character and its contribution to the character of the surrounding conservation area.”* (See decision notice at **Appendix 1**)
- 2.17. Similarly, planning permission was granted for the replacement of the windows of flat 74 with aluminium-framed windows as part of application 2017/6340/P. The decision notice sets out the reason for granting planning permission:
- “The proposed windows and door units are considered to be acceptable replacements for the existing steel frames. The proposed units will be double glazed painted aluminium frames, with fenestration details to match the existing”* (See decision notice at **Appendix 2**)
- 2.18. This application also proposed the replacement of existing windows with aluminium-framed replacements to match. Similar to these examples, the installation of the proposed double-glazed aluminium-framed windows at flat 28 and 29 should be considered acceptable in design terms.

*Air conditioning unit*

- 2.19. The proposed development also includes the installation of air conditioning at flat 29, with the installation of one external condenser. The condenser (Midea MOUU-18FN8-QD0) would be installed on the balcony of flat 29. The unit would sit on the balcony floor and would not project below the balcony level.
- 2.20. The proposed condenser would not be visible from any public vantage points nor from neighbouring properties. The installation of the external condenser would therefore have a neutral impact on the significance of the host building and the Bloomsbury Conservation area.
- 2.21. Overall, the replacement aluminium-framed windows and installation of an air condition unit at balcony level would not harm the appearance of the property and would preserve the character and appearance of the Bloomsbury Conservation Area. The proposed development is therefore compliant with Policies D1 and D2 of the Local Plan and the objectives of the Home Improvements CPG.

**Amenity Impacts on neighbouring properties**

- 2.22. The replacement of the existing windows with double-glazed windows will not result in any harmful overlooking or loss of privacy for the neighbouring properties.
- 2.23. With regards to the proposed air conditioning unit, a Noise Impact Assessment was prepared by Acoustics Plus, to assess the impacts of the proposed condenser on neighbouring properties.
- 2.24. The report demonstrates that the proposed air conditioning unit would not exceed the noise limit set out in Appendix 3 (Noise thresholds) of the Local Plan 2017.
- 2.25. As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policies A1 and A4 of the Local Plan and should be approved on this basis.

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# Chapter 3

## Conclusion

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### 3. Conclusion

- 3.1. The proposed development should be seen in the context of scale, design, materiality, functionality and sustainability.
- 3.2. The design and materials of the proposed replacement windows replicate other examples of replacement windows granted planning permission within Paramount Court. The replacement windows would integrate well within the façade of the building and improve the appearance of the property.
- 3.3. The proposed air conditioning units would be located in the balcony and would not be visible from public or private vantage points, and would not result in nuisance for the neighbours.
- 3.4. The benefits of the proposal are summarised below:
  - The proposal does not harm the character of the existing building by using the appropriate materials.
  - The proposal has a neutral impact on the character and appearance of the Bloomsbury Conservation Area.
  - The proposal will result in no harm to the amenity or privacy of neighbouring properties
  - The proposed air conditioning units would not result in unacceptable levels of noise and vibration for neighbouring properties.
- 3.5. The proposal is fully supported by the guidelines set out within national and local development framework. The proposal is compliant with policies D1, D2, A1 and A4 of the Local Plan and with the design guidance contained in the Home Improvements CPG.
- 3.6. The design, the high-quality architecture and the materials enhance the character of the parent building improves the living conditions of the occupiers. Therefore, the proposal should be granted permission.

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# Appendix 1

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Application ref: 2018/4907/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 22 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Heritage Window Company  
Unit 23 Bellingham Trading Estate  
Framthorne Way  
London  
SE6 3BX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 43**  
**Paramount Court**  
**University Street**  
**London**  
**WC1E 6JP**

Proposal:  
Replacement of steel window and doors with aluminium double-glazed units

Drawing Nos: Site location plan, Application form, 1216/08 Rev A, 1216/09 Rev A, Existing Elevations and Plan (Revision 1), Schematic showing glazing bars Option 2, Window survey document, Current & Proposed Fenestrations for 43 Paramount Court (December 2018)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site location plan, Application form, 1216/08 Rev A, 1216/09 Rev A, Existing Elevations and Plan (Revision 1), Schematic showing glazing bars Option 2, Window survey document, Current & Proposed Fenestrations for 43 Paramount Court (December 2018)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the character and appearance of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed double glazed aluminium window and door units are considered to be acceptable replacements for the existing steel frames. Many of the original steel units have already been replaced across the block of flats. The proposed units would be double glazed and white powder coated, with fenestration details to match the existing. Glazing bars, where present, would be placed externally on both sides with an internal spacer in order to preserve their visual integrity in relation to others on the block. As such the proposal preserves the building's character and its contribution to the character of the surrounding conservation area.

Due to the nature of the works, there would be no impact on the amenity of neighbouring occupiers.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound

insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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# Appendix 2

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Application ref: 2017/6340/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 10 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Mr Ben Lewy  
Flat 74  
Paramount Court  
University Street  
LONDON  
WC1E 6JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 74**  
**Paramount Court**  
**University Street**  
**LONDON**  
**WC1E 6JW**

Proposal:  
Replacement of two window and door units to the fifth floor along the University Street elevation

Drawing Nos: Site Location Plan, 1216/09 Rev A, Heritage Window Company: Style Design Sheet 37566A-OD-BS-LEWY dated 05/04/2018, Option 2 (glazing bars affixed to face 1 & face 4 with an internal duplex spacer)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 1216/09 Rev A, Heritage Window Company: Style Design Sheet 37566A-OD-BS-LEWY dated 05/04/2018, Option 2 (glazing bars affixed to face 1 & face 4 with an internal duplex spacer)

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed windows and door units are considered to be acceptable replacements for the existing steel frames. The proposed units will be double glazed painted aluminium frames, with fenestration details to match the existing. Glazing bars will be both internal and external in order to preserve their visual integrity in relation to others on the block. As such the proposal preserves the building's character and its contribution to the character of the surrounding conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the

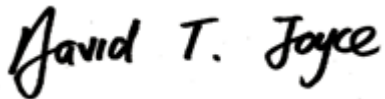
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

